



## Board of Adjustment Case Report

City of Raleigh  
Department of City Planning  
One Exchange Plaza  
Raleigh, NC 27601  
(919) 996-2626  
[www.raleighnc.gov](http://www.raleighnc.gov)

**Case File:** A-41-16

**Property Address:** 3600 Wake Forest Road

**Property Owner:** Local Government Federal Credit Union

**Project Contact:** Mark Caverly and Dayatra Matthews

**Nature of Case:** A request for a Special Use Permit for a second low profile ground sign for a double frontage lot pursuant to Sections 7.3.8.C.C2. of the Part 10 A Unified Development Ordinance to permit one additional ground sign on a 5.49 acre property zoned OX-4-PL and located at 3600 Wake Forest Road.

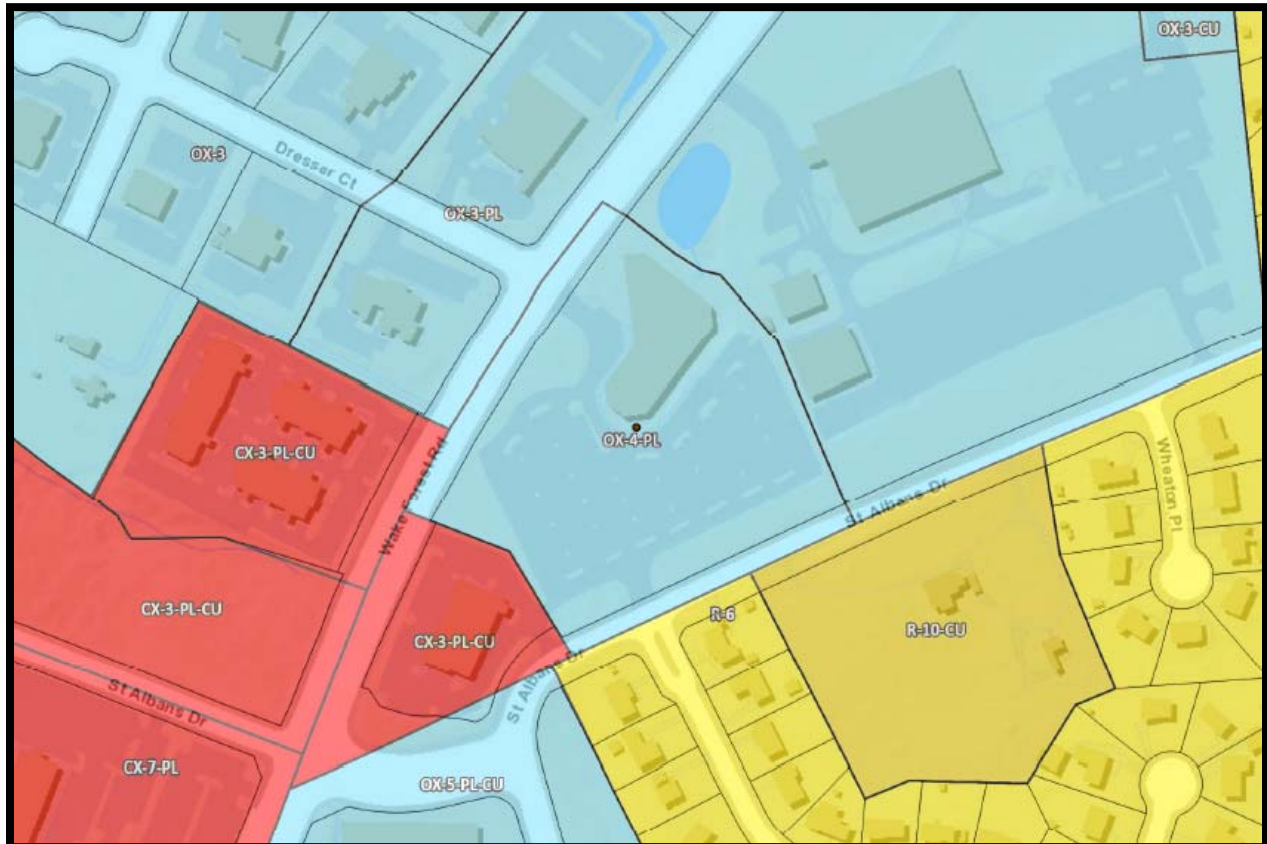


**3600 Wake Forest Road – Location Map**

To BOA: 4-11-16

Staff Coordinator: Eric S. Hodge, AICP

**ZONING DISTRICTS: OX-4-PL**



**3600 Wake Forest Road – Zoning Map**

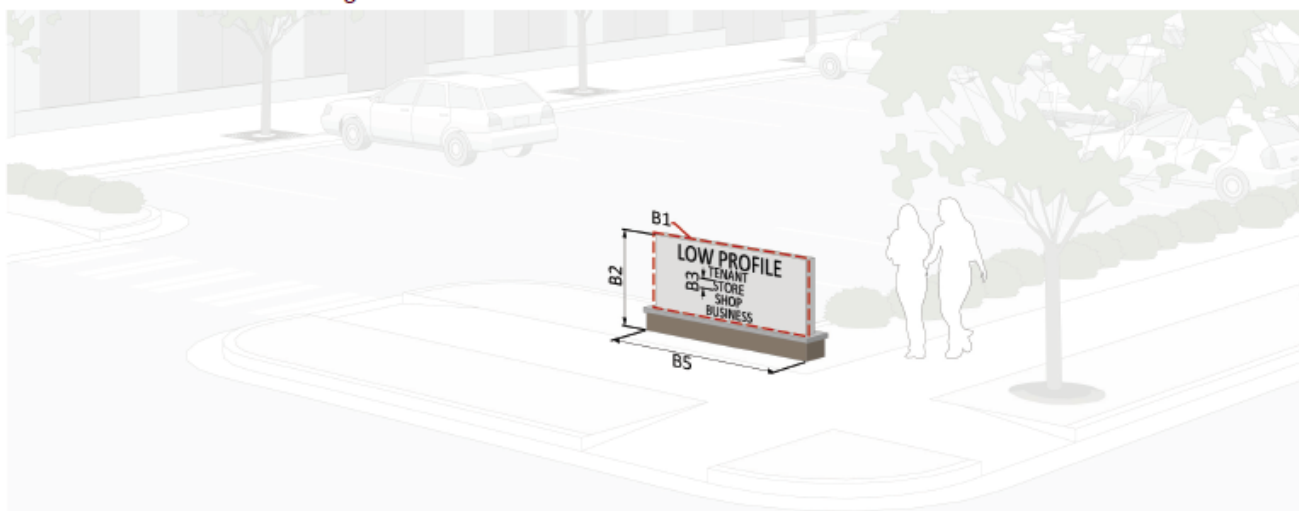
**SHOWINGS:** In accordance with UDO §10.2.9 Special Use Permit, before a Special Use Permit request is granted, the Board of Adjustment shall show that all of the following are met:

1. The proposed use complies with all applicable provisions of this UDO unless otherwise expressly modified in accordance with this UDO;
2. The proposed use is allowed as a special use in the respective zoning district (see Chapter 6. Use Regulations);
3. The proposed use complies with any specific use standard listed in Chapter 6. Use Regulations without the granting of any variance to the specific use standard;
4. The proposed use is compatible with adjacent uses in terms of location, scale, site design, hours of operation and operating characteristics;
5. Any adverse impacts resulting from the proposed use in the affected area will be effectively

mitigated or offset or the special use is denied;

6. Access with respect to pedestrian, bicycle and automotive safety, traffic flow and emergency service is adequate;
7. Signage is suitable and appropriate; and
8. Any appropriate dedications of streets and utilities to the public will be made prior to the issuance of a building permit.

#### Sec. 7.3.8. Low Profile Ground Signs



##### A. Description

A freestanding sign no more than 3½ feet in height on a supporting structure, post, mast or pole and not attached, supported or suspended to or from any building or structure. A sign permit is required for a ground sign.

##### B. Size

B1	Area (max)	70 sf
B2	Height (max)	3.5'
B3	Size of copy (min)	4"
B4	Lines of copy (max)	5
B5	Length in an OP or OX- district (max)	20'

##### C. Location

C1	Signs per site (max per street frontage)	1
C2	Additional signs for double frontage lots	Allowed by Special Use Permit
C3	Street frontage required (min)	n/a
C4	ROW Encroachment	Allowed with Council approval

##### D. Miscellaneous

All ground sign braces or uprights shall be self-supporting structures permanently attached to concrete foundations in or upon the ground.





# Planning & Development

**Development Services  
Customer Service Center**  
One Exchange Plaza  
1 Exchange Plaza, Suite 400  
Raleigh, North Carolina 27601  
Phone 919-996-2495  
Fax 919-516-2685

## Special Use Permit Application

		OFFICE USE ONLY
<b>Nature of request (Submit addendum on separate sheet, if more space is needed.)</b> Installation of 2nd low profile illuminated ground sign at the entrance to property off of St. Albans Drive. Site plan and drawings attached.		Transaction Number
<b>Provide all previous transaction numbers for Coordinated Team Reviews, Due Diligence Sessions or Pre-Submittal Conferences. If this property was the subject of a previous special use permit request, provide the case number.</b>		

GENERAL INFORMATION			
Property Address 3600 Wake Forest Rd		Date 2/18/16	
Property PIN 1715375934		Current Zoning Office & Institution-1 OX-4-PL	
Nearest Intersection Wake Forest Rd, St. Albans Dr.		Property size (in acres) 5.499	
Property Owner Local Government Federal Credit Union		Phone 800-344-4846	Fax 919-755-0193
		Email MARK.CAVERLY@LGFCU.ORG	
Project Contact Person MARK R. CAVERLY DAYATRA MATTHEWS		Phone 919-609-8252	Fax 919-755-0193
		Email MARK.CAVERLY@LGFCU.ORG	
Property Owner Signature Mark R. Caverly		Email MARK.CAVERLY@LGFCU.ORG	
Notary		Gloria W. Davis	
Sworn and subscribed before me this 9th day of March, 2016		Notary Signature and Seal	
		My Commission Expires 10/31/2020	

It is improper to contact any member of the Board of Adjustment prior to the disposition of a case to discuss the request. A Special Use Permit Application will not be considered complete until all required submittal components listed on the Special Use Permit Checklist have been received and approved.




[Home](#)

## Wake County Real Estate Data Account Summary

[iMaps](#)  
[Tax Bills](#)
Real Estate ID **0119909** PIN # **1715375934**
[Account Search](#)

 Location Address  
**3600 WAKE FOREST RD**

 Property Description  
**LO1 LOCAL GOVT FEDERAL CREDIT UNION  
 BM2014-01780**
[Pin/Parcel History](#) [Search Results](#) [New Search](#)
[NORTH CAROLINA](#) [Account](#) | [Buildings](#) | [Land](#) | [Deeds](#) | [Notes](#) | [Sales](#) | [Photos](#) | [Tax Bill](#) | [Map](#)


Property Owner <b>LOCAL GOVERNMENT FEDERAL CREDIT UNI</b> (Use the Deeds link to view any additional owners)		Owner's Mailing Address <b>323 W JONES ST STE 600</b> <b>RALEIGH NC 27603-1369</b>		Property Location Address <b>3600 WAKE FOREST RD</b> <b>RALEIGH NC 27609-7309</b>	
<b>Administrative Data</b>		<b>Transfer Information</b>		<b>Assessed Value</b>	
Old Map #	<b>436-00000-0772</b>	Deed Date	<b>3/20/2014</b>	Land Value Assessed	<b>\$2,046,013</b>
Map/Scale	<b>1715 06</b>	Book & Page	<b>15607 1903</b>	Bldg. Value Assessed	<b>\$4,266,577</b>
VCS	<b>FNRA001</b>	Revenue Stamps			
City	<b>RALEIGH</b>	Pkg Sale Date	<b>10/10/1986</b>		
Fire District		Pkg Sale Price	<b>\$6,600,000</b>	Tax Relief	
Township	<b>NEUSE</b>	Land Sale Date			
Land Class	<b>COMMERCL</b>	Land Sale Price		Land Use Value	
ETJ	<b>RA</b>			Use Value Deferment	
Spec Dist(s)				Historic Deferment	
Zoning	<b>O&amp;I-1</b>			Total Deferred Value	
History ID 1		<b>Improvement Summary</b>			
History ID 2		Total Units	<b>0</b>		
Acreage	<b>5.50</b>	Recycle Units	<b>0</b>		
Permit Date	<b>2/11/2015</b>	Apt/SC Sqft		Use/Hist/Tax Relief	
Permit #	<b>0000118960</b>	Heated Area	<b>98,780</b>	Assessed	
				Total Value	<b>\$6,312,590</b>
				Assessed*	

\*Wake County assessed building and land values reflect the market value as of January 1, 2016, which is the date of the last county-wide revaluation. Any inflation, deflation or other economic changes occurring after this date does not affect the assessed value of the property and cannot be lawfully considered when reviewing the value for adjustment.

The January 1, 2016 values will remain in effect until the next county-wide revaluation. Until that time, any real estate accounts created or new construction built is assessed according to the 2016 Schedule of Values.

For questions regarding the information displayed on this site, please contact the Revenue Department at [RevHelp@wakegov.com](mailto:RevHelp@wakegov.com) or call 919-856-5400.

Real Estate ID 0119909

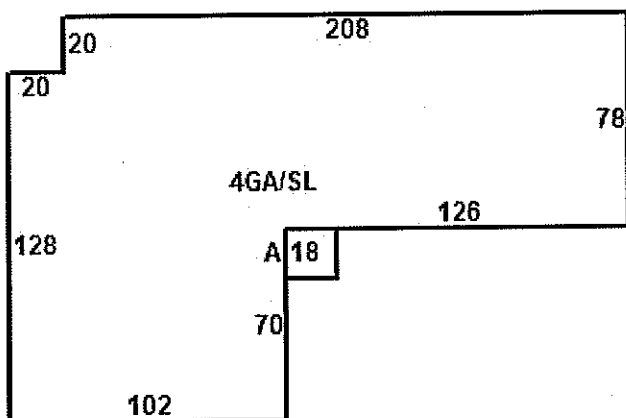
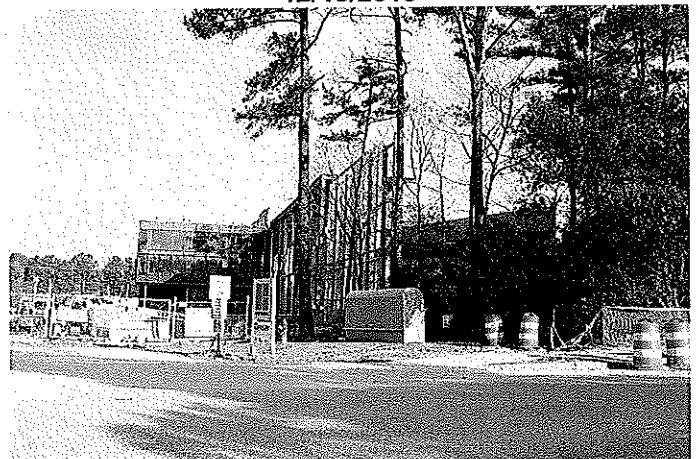
PIN # 1715375934

Account  
SearchLocation Address  
**3600 WAKE FOREST RD**Property Description  
**LO1 LOCAL GOVT FEDERAL CREDIT UNION BM2014-01780**[Pin/Parcel History](#) [Search Results](#) [New Search](#)[Account](#) | [Buildings](#) | [Land](#) | [Deeds](#) | [Notes](#) | [Sales](#) | [Photos](#) | [Tax Bill](#) | [Map](#)

Building Location Address		Building Description	Card 01 Of 01	
<b>3600 WAKE FOREST RD</b>		<b>ADMINISTRATIVE OFFICES</b>		
Bldg Type	<b>34 Typical Office</b>	Year Blt <b>1968</b> Eff Year <b>1988</b>	Base Bldg Value	<b>\$4,112,722</b>
Units		Addns Remod <b>1997</b>	Grade	<b>25.75 144%</b>
Heated Area	<b>98,780</b>	Int. Adjust.	Cond %	<b>B 71%</b>
Story Height	<b>4 Story</b>		Market Adj.	
Style	<b>Conventional</b>		Market Adj.	
Basement		Other <b>Sprinkler Syste</b>	Accrued %	<b>71%</b>
Exterior	<b>Glass Aluminum</b>	Features <b>2 Passenger Ele</b>	Incomplete Code	
Const Type	<b>Fireproof Steel</b>		<b>Card 01 Value</b>	<b>\$4,266,577</b>
Heating	<b>Central</b>		All Other Cards	
Air Cond	<b>Central</b>		Land Value Assessed	<b>\$2,046,013</b>
Plumbing	<b>Adequate</b>		Total Value Assessed	<b>\$6,312,590</b>

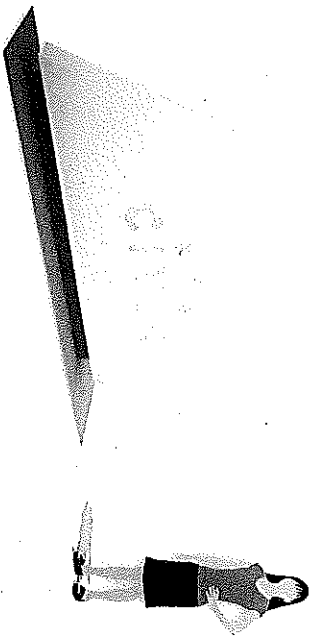
Main and Addition Summary					Other Improvements				
Story	Type	Code	Area	Inc	Units	DesItem	Code	Year %ADJ Inc	Value
M	4	GA/SL	24524		17	UN LIGHTMED	REF 1968	100	0
A	2	S BR	342	40	112240	SF PAVASPH	0028 1982	20	61730
B					230	SF WOODDECK	0109 1982	20	0
C									
D									
E									
F									
G									
H									

Building Sketch

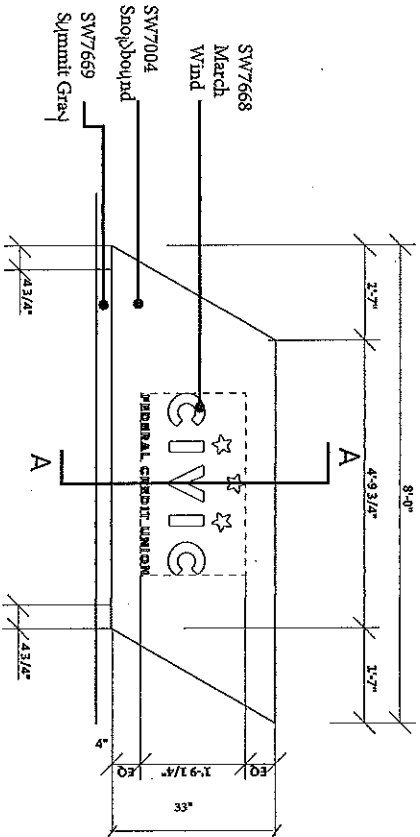
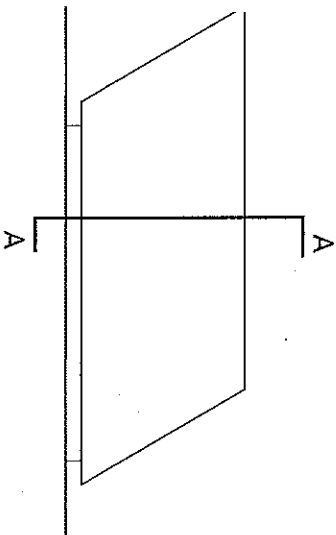
Photograph  
12/13/2015

0119909 12/13/2015



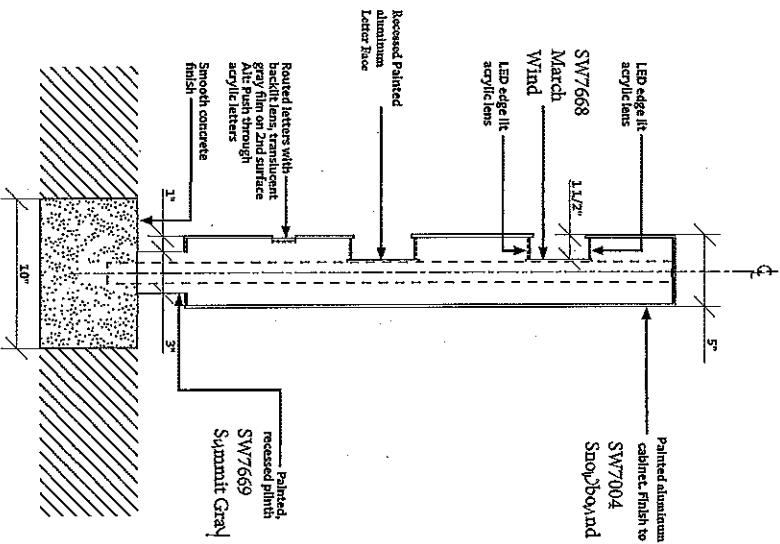


3D COLOR REPRESENTATION



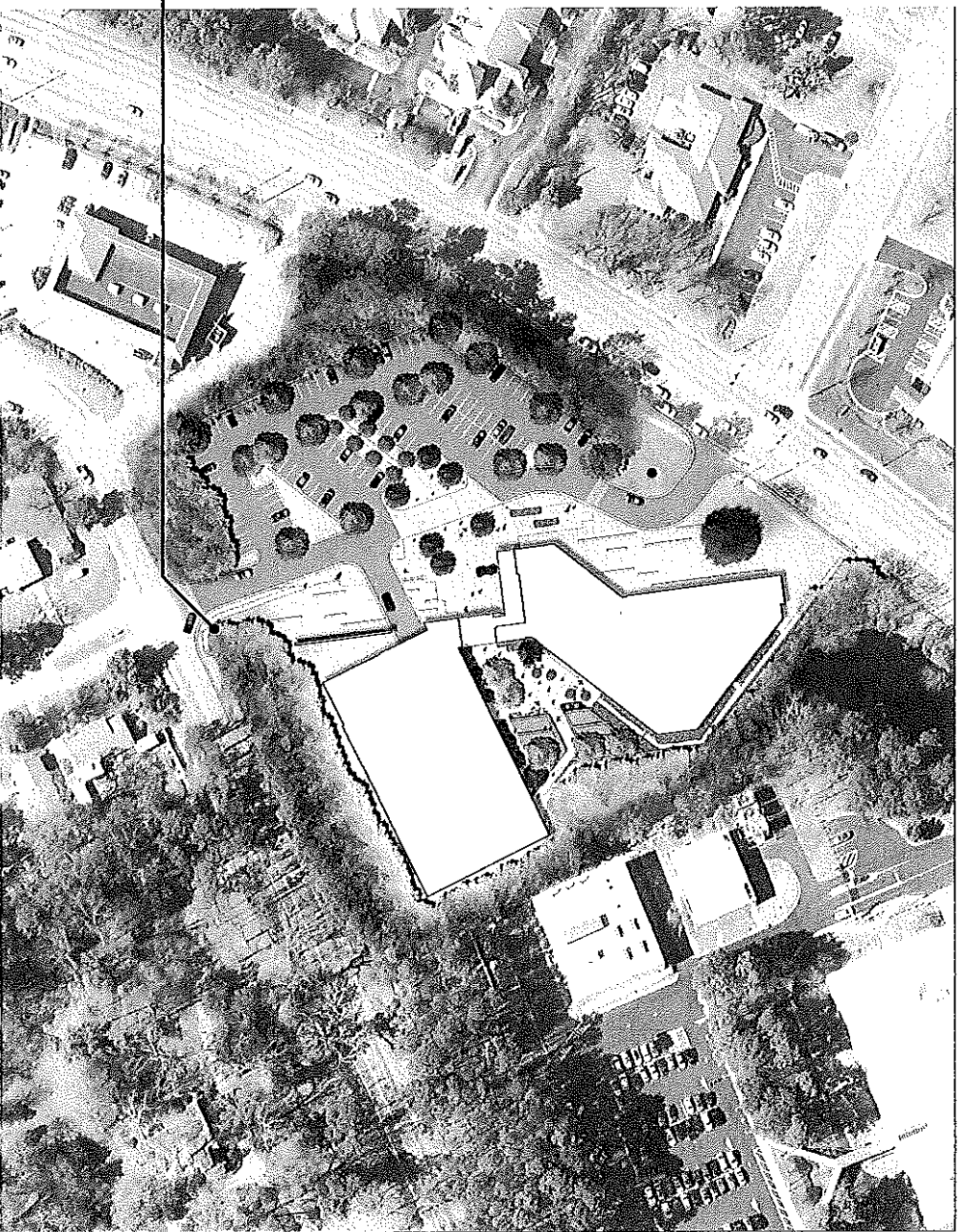
01 3D View: EX1.B  
N.T.S. - For reference only

02 Exterior Main ID Sign - EX1.B  
1 1/2" = 1'-0"



03 Section A-A: EX1.B  
1 1/2" = 1'-0"

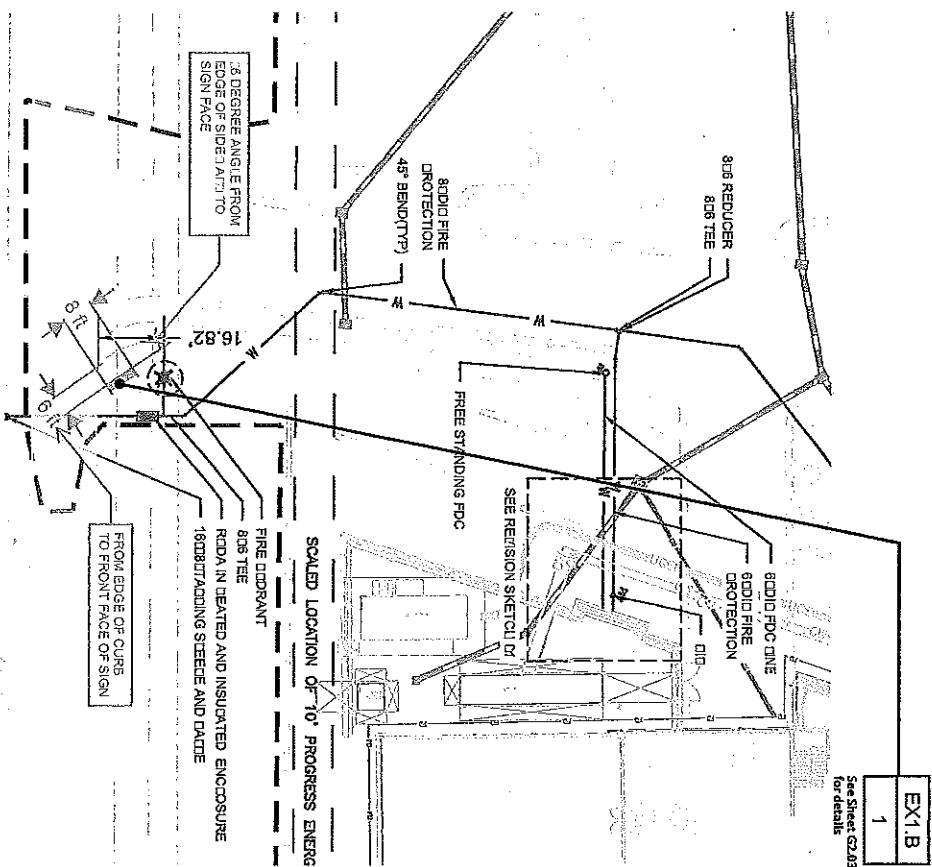
3600 Wake Forest Rd, Raleigh, NC

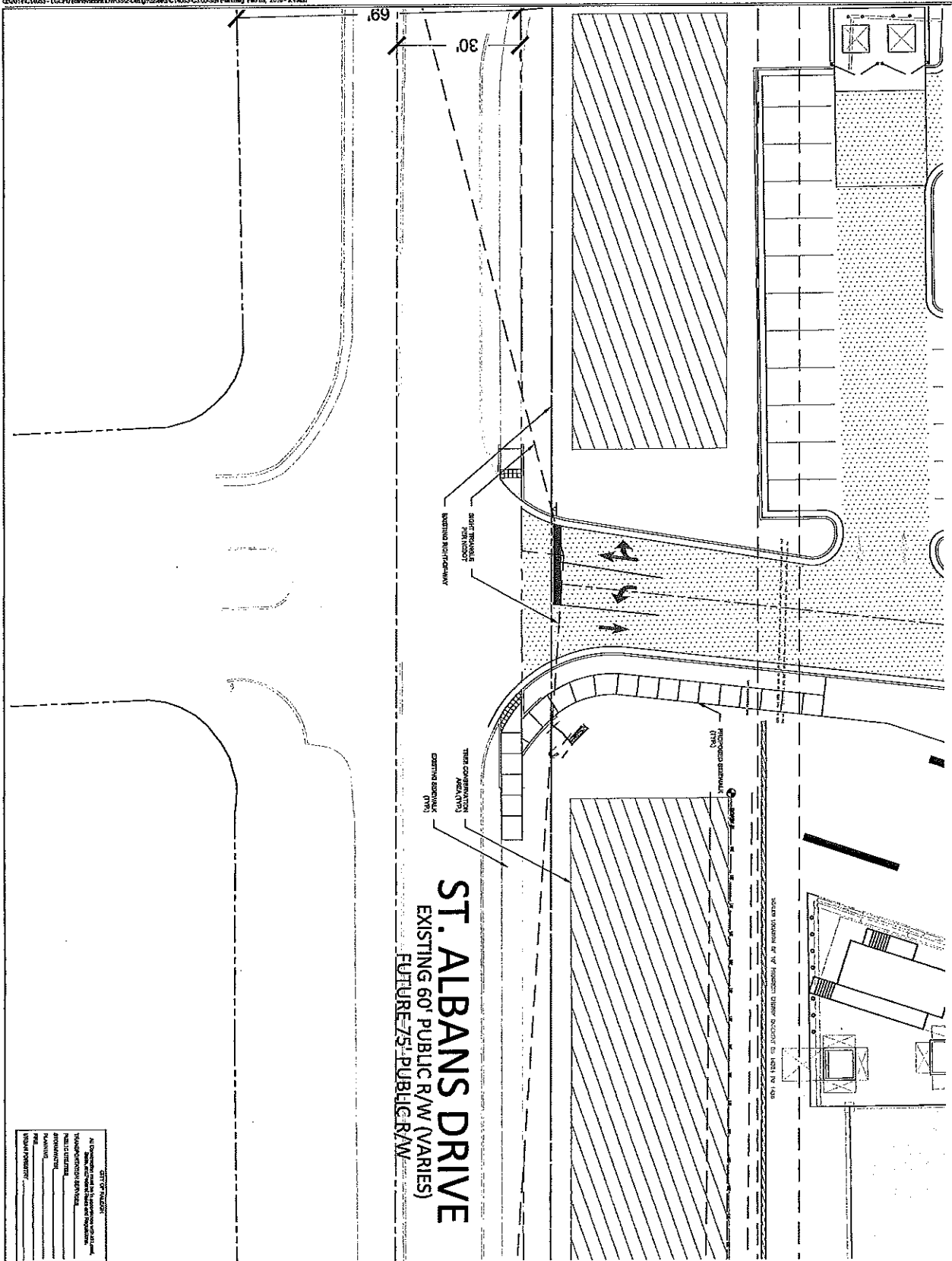


See 02/G2.01 & Sheet  
G2.03 for enlarged plan  
& details

**02** Sign Location Plan: St. Albans Dr. ID Sign N.I.S.

**NOTE:**  
Exact location to be staked prior to install



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